

February 23, 2012

*Texas Board of Professional Engineers Registration No. F-439*

Mr. Greg Guernsey  
COA Planning and Development Review  
505 Barton Springs Road, 4<sup>th</sup> Floor  
Austin, Texas 78705

Re: SP-2008-0097C  
East Avenue Parcel 5  
921 Luther Lane

Dear Mr. Guernsey:

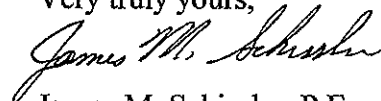
On behalf our client, UP 32nd Street Hospitality LLC, we are submitting the Managed Growth Agreement application for East Avenue Parcel 5, SP-2008-0097C. The project meets the requirements of a long-term project because it is a mixed-use project and the design and construction of will exceed five years. As part of the East Avenue PUD, this permit and three other Site Development Permits are about to expire and the building permits have not been obtained at this time. The bankruptcy of the original developer and the international financial crisis have slowed the progress of the project. At this time the project under construction is an apartment building on Lot 7.

There has been over \$3,000,000 invested in the infra-structure improvements for the project, including water main extensions, wastewater collector lines, stormwater management facilities including extensive storm drains, underground detention and water quality basins, rain gardens and vegetated swales, private drives and brick paver sidewalks. While several Site Development Permits have been obtained, only one office building and five townhouse units have been constructed at this time.

The project exceeds current requirements because the rain gardens and underground water quality tanks will work in series to provide greater quantity and quality filtration than required.

If you have any questions or need additional information, please contact me at 441-9493.

Very truly yours,



James M. Schissler, P.E.

JMS/jms  
J:/projects/A434/002/general/documents/MGA Letter 106C 022112.doc  
Enclosure

cc: David Cox, UP 32nd Street Hospitality LLC